

Single Family Residence **RESIDENTIAL**

617 FRANKLIN AVE

RIVER FOREST, IL 60305

\$1,743,005 TopHap Estimate · \$595 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,931 ft²

LIVING AREA

0.23 ac

LOT SIZE

1896

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.7M

\$1.6M low

\$1.9M high

Last Sale

\$1,731,000 · May 26, 2026

Est. Owner Equity

\$185,105

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$25,373 (2023)
Assessed Value	\$96,000
Previous Assessed	\$96,000
Assessor Market Value	\$960,000

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 12, 2026	Resale	Warranty Deed	\$1,731,000	\$591	\$1.6M
Dec 15, 2006	Resale	Grant Deed	\$750,000	\$256	
Nov 25, 2006	Financing	Trustees Deed			\$265K
Aug 12, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.2 mi
Roosevelt School	Middle	5–8	0.2 mi
Oak Park & River Forest High School	High	9–12	1.5 mi

District: Oak Park and River Forest District 200

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 60305

29 CRIME INDEX	133 AIR POLLUTION	11,189 POPULATION	\$152K MEDIAN IN-COME	50°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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